

Commercial Condo
Investment Sale
End-Cap



R
REQUIRED
PROPERTIES

FOR SALE
3221 E Colfax Ave, Denver, CO
Price: \$550,000



LEAD CONTACT

JUSTIN BROCKMAN
303.993.9803
team@rprops.com

CHRIS STUDENT
952.201.5676
team@rprops.com

JB HOCHMAN
303.668.4930
team@rprops.com



R
REQUIRED
PROPERTIES

Address	3221 E Colfax Ave, Denver, CO 80206
Price	\$550,000
Cap Rate	5.93%
Building Size	1,450 SF
Year Built	1923
Major Renovation	2003
Zoning	U-MS-3
Parking	On-Street

Tenant Information

Tenant	Cult of Mane
Lease Term	60 Months
Lease Start	3/1/2024
Lease End	2/28/2029
Annual Rent	Year 1: \$34,272
	Year 2: \$35,304
	Year 3: \$36,360
	Year 4: \$37,451
	Year 5: \$38,576



Improvements
 New HVAC in 2021 (Approximately \$15,000)
 Upper mezzanine painted and upgraded in 2024

AREA MAP



AREA MAP



This confidential Offering Memorandum has been prepared by Required Properties LLC for use by a limited number of qualified parties. This Offering Memorandum has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial real estate projects and developments. Required Properties LLC recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property herein and of all of the information provided herein related to the Property. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Required Properties LLC.

Required Properties LLC makes no guarantee, warranty or representation about the completeness or accuracy of the information set forth in this Offering Memorandum. You are responsible to independently verify its accuracy and completeness. Required Properties LLC has prepared the information concerning the Property based upon assumptions relating to the general economy, its knowledge of other similar properties in the market, and on other market assumptions including factors beyond the control of Required Properties LLC and the Owner of the Property. Required Properties LLC makes no representation or warranty as to either the accuracy or completeness of the information contained herein, and the information set forth in this Offering Memorandum is not intended to be a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be accurate, Required Properties LLC and the Property Owner disclaim any responsibility or liability for any inaccuracies. Further, Required Properties LLC and the Property Owner disclaim any and all liability for any express or implied representations and warranties contained in, or for any omissions from, the Offering Memorandum and for any other written or oral communication transmitted or made available to you. Required Properties LLC shall make available to you, as a qualified prospective investor, additional information concerning the Property and an opportunity to inspect the Property upon written request.

This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public. By accepting this Offering Memorandum, you agree that you will hold and treat the Offering Memorandum in the strictest confidence, that you will not photocopy or duplicate it, or distribute it. You agree you will not disclose this Offering Memorandum or its contents to any other person or entity, except to outside advisors retained by you and from whom you have obtained an agreement of confidentiality, without the prior written authorization of Required Properties LLC. You agree that you will use the information in this Offering Memorandum for the sole purpose of evaluating your interest in the Property. If you determine you have no interest in the property, kindly return the Offering Memorandum to Required Properties LLC at your earliest convenience.



Justin Brockman – 303.900.9111
team@rprops.com